

FILED
STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }
DEC 17 PM '80
DONNIE S. TANKERSLEY
S.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Kenneth A. Garrett and Diane M. Garrett

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Fifteen Thousand Five Hundred Forty Nine and 90/100ths (\$15,549.90) due and payable

as shown on said plat, and running thence along the rear line of lots 11, 10, 9 and 8 S. 62-30 E. 366 feet to an iron pin in the line of lot 7; thence S. 4-30 W. 10 feet to an iron pin at the rear corner of Lot 14; thence along the line of that lot N. 72-30 W. 418 feet to an iron pin on the east side of said county road; thence along the said road N. 39-40 E. 93.3 feet to an iron pin at the corner of Lot 12; thence continuing along the east side of said road, N. 28-50 E. 95.9 feet to the beginning corner.

This being the same property conveyed to Mary Beatrice Capps by deed of Anna Orene Bulman dated January 27, 1954, recorded RMC Office of Greenville County in book 498 at page 313. Mary B. Capps died intestate leaving the grantors and Kenneth A. Garrett as her heirs. See Probate Records of Greenville County.

This conveyance is subject to any and all easements; restrictions, or rights of way either of record, on the plat or on the ground.

The grantees' address is Rt. 1, Chestnut Ridge Road, Marietta, S.C.

At the option of the mortgagee the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other party for any reason whatsoever.

WIT *W. B. Pools* and *Diane M. Garrett*
DONNIE S. TANKERSLEY
R.M.C.
Dec 10 10 14 AM '80
GREENVILLE CO. FILED
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BY *Eddie Furell*
Vice President
17437
Donnie S. Tankersley

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident thereto, appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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